

Client Reference: 518781
Borrower Name: Matthew Burke

Report Date: 15-MAY-2025
Report Number: 1232970382



VeroVALUE Valuation Report

SUBJECT PROPERTY:

7841 N 100 W
PERRYSVILLE, IN, 47974

OWNER OF RECORD:

BURKE MATTHEW R

VEROVALUE	\$252,000	CONFIDENCE SCORE	FSD
VALUE RANGE	\$214,000 to \$290,000	85	0.15

SUBJECT PROPERTY INFORMATION

APN:	83-03-28-100-003.000-005	YEAR BUILT:	1971	POOL:	N
LIVING SF:	1,040	BEDROOMS:	3	FIREPLACE:	0
LOT SF:	53,143	BATHROOMS:	1.00	GARAGE:	1
ASS'D VALUE: TOTAL:	\$91,300	COUNTY:	VERMILLION	STORIES:	1
ASS'D VALUE: IMPROVEMENTS:	\$72,500	LAND USE:	SFR	A/C:	
ASS'D VALUE: LAND:	\$18,800	CENSUS TRACT:	020100	VIEW:	

SUBJECT SALES HISTORY

	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER
1	18-DEC-2019	\$160,000			

MARKET DATA SUMMARY

	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YR BUILT
1	294 W GREEN	4.64	\$168,300	11-SEP-2024	1,382	19,602	3	1.00	1965
2	313 S STATE ROAD 71	8.20	\$205,000	05-AUG-2024	1,056	304,920	2	1.00	1962
3	315 N MARKET ST	8.89	\$171,000	13-JUN-2024	1,325	14,375	3	2.00	1978
4	266 E COURT DR	3.46	\$183,194	02-JAN-2024	1,202	15,377	3	2.00	2004
5	2360 E 1450 N	7.67	\$265,000	28-JUL-2023	1,334	320,602	3	2.00	2021
6	705 W WABASH BLVD	3.36	\$165,000	17-JUL-2023	1,240	15,856	3	1.00	1977

Detailed property information is provided on the next page.

MARKET DATA DETAIL

1 294 W GREEN

OWNER: FREEMAN DAVID

DISTANCE (MI): 4.64

SALE PRICE:	\$168,300	APN:	83-01-33-111-012.000-010	YR BUILT:	1965	POOL:	N
SALE DATE:	11-SEP-2024	LIVING SF:	1,382	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	19,602	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$88,100	COUNTY:	VERMILLION	STORIES:	1
		ASS'D IMPROV:	\$79,600	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$8,500	CENSUS:	020100	VIEW:	

2 313 S STATE ROAD 71

OWNER: PORTER GORDON L

DISTANCE (MI): 8.20

SALE PRICE:	\$205,000	APN:	83-06-31-200-002.000-011	YR BUILT:	1962	POOL:	Y
SALE DATE:	05-AUG-2024	LIVING SF:	1,056	BED:	2	FP:	0

PRIOR SALE PRICE:		LOT SF:	304,920	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$191,100	COUNTY:	VERMILLION	STORIES:	1
		ASS'D IMPROV:	\$127,100	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$64,000	CENSUS:	020200	VIEW:	

3 315 N MARKET ST OWNER: MADISON NORMAN DISTANCE (MI): 8.89

SALE PRICE:	\$171,000	APN:	83-06-26-345-002.000-012	YR BUILT:	1978	POOL:	N
SALE DATE:	13-JUN-2024	LIVING SF:	1,325	BED:	3	FP:	1
PRIOR SALE PRICE:	\$150,000	LOT SF:	14,375	BATH:	2.00	GARAGE:	0
PRIOR SALE DATE:	21-MAY-2021	ASS'D TOTAL:	\$122,200	COUNTY:	VERMILLION	STORIES:	1
		ASS'D IMPROV:	\$115,000	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$7,200	CENSUS:	020200	VIEW:	

4 266 E COURT DR OWNER: BOILLARD BRANDIE DISTANCE (MI): 3.46

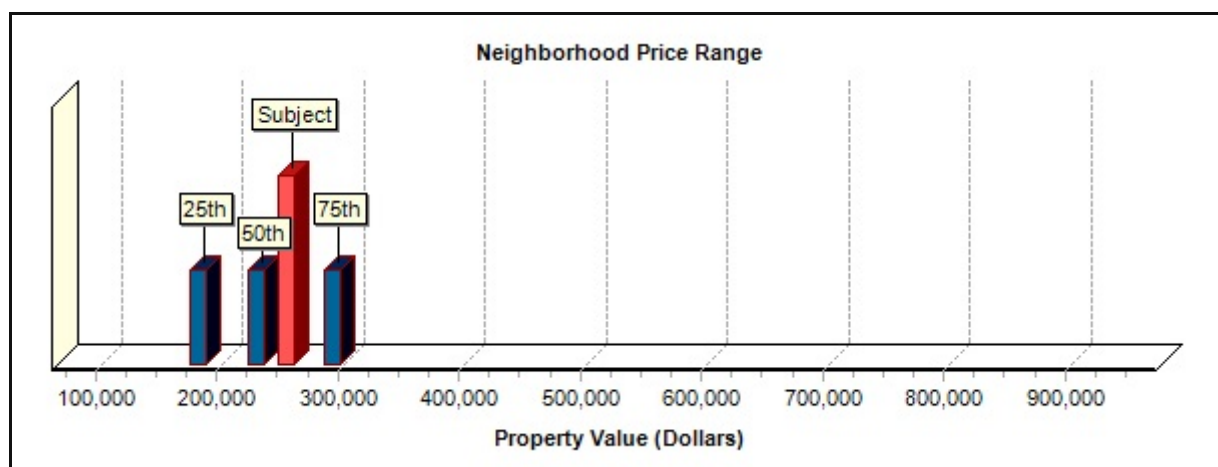
SALE PRICE:	\$183,194	APN:	83-06-05-250-004.000-006	YR BUILT:	2004	POOL:	N
SALE DATE:	02-JAN-2024	LIVING SF:	1,202	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	15,377	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$70,300	COUNTY:	VERMILLION	STORIES:	1
		ASS'D IMPROV:	\$61,700	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$8,600	CENSUS:	020100	VIEW:	

5 2360 E 1450 N OWNER: LOMAX EDWARD A DISTANCE (MI): 7.67

SALE PRICE:	\$265,000	APN:	83-01-10-300-008.001-009	YR BUILT:	2021	POOL:	N
SALE DATE:	28-JUL-2023	LIVING SF:	1,334	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	320,602	BATH:	2.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$137,600	COUNTY:	VERMILLION	STORIES:	1
		ASS'D IMPROV:	\$109,200	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$28,400	CENSUS:	020100	VIEW:	

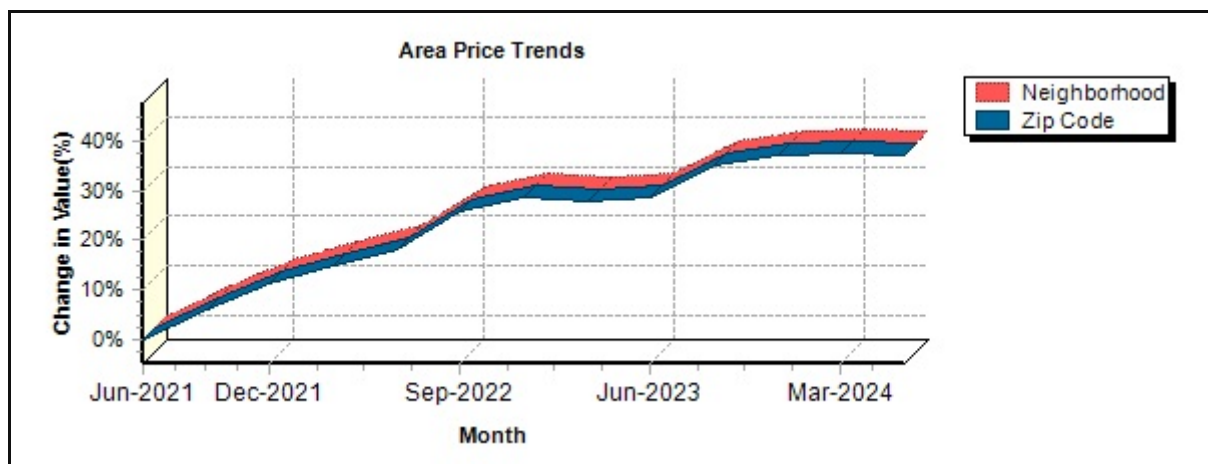
6 705 W WABASH BLVD OWNER: JUMPS CODY A DISTANCE (MI): 3.36

SALE PRICE:	\$165,000	APN:	83-06-05-220-001.000-006	YR BUILT:	1977	POOL:	Y
SALE DATE:	17-JUL-2023	LIVING SF:	1,240	BED:	3	FP:	0
PRIOR SALE PRICE:	\$70,000	LOT SF:	15,856	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:	01-DEC-2011	ASS'D TOTAL:	\$76,900	COUNTY:	VERMILLION	STORIES:	1
		ASS'D IMPROV:	\$68,200	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$8,700	CENSUS:	020100	VIEW:	



The price range of **single family residences** in the subject property's neighborhood is from a low of **\$69,000** to a high of **\$970,000**, with a median price of **\$227,500**. The subject property is valued at **\$252,000** and is ranked at the 60 percentile, meaning that 60% of the

single family residences in the subject's neighborhood are valued less than the subject property.



Price changes for **single family residences** in the subject property's zip code (47974) and neighborhood are shown for comparison of local and regional trends. Starting on the left and normalized to zero, price changes are given on a periodic basis and tracked cumulatively.

VeroValue Terminology

VeroValue: The VeroValue is the estimated market value of a subject property based on an analysis of available physical and economic data.

Confidence Score: The confidence score is a predictive measurement of the accuracy of the estimated market value. Ranging from a low of 0 to a high of 100, the confidence score can be used as an analytic for automated decision making and defining levels of service. Higher confidence scores generally correlate to higher levels of accuracy.

Value Range: The estimated market value range of a subject property based on an analysis of available market data, market trends and the confidence score. VeroValue may need to be adjusted, lower or higher, within the value range, depending on numerous factors including condition, location and quality of construction.

Market Value: The market value is the most probable sales price of a property in a competitive and open market under all conditions required for an arms-length transaction.

DISCLAIMER: This valuation report may contain an Estimated Market Value ("EMV"), Forecast Valuation Analytics ("FVA"), Transaction Quality Analysis ("TQA"), and other associated collateral assessment analytics for residential property that is the product of automated valuation technology, public record, economic and other data, and predictive technologies combined to provide an estimate of the most probable selling price of a residential property, forecast analysis, transfer activity involving the subject property or its immediate market area, and related collateral analysis. This valuation report, including but not limited to the EMV, FVA, TQA and other analytics, is not an appraisal. No physical or other inspection of the property was completed as part of this valuation report. This valuation contains no representations or warranties of any kind including but not limited to warranties regarding marketability, functional or economical obsolescence, environmental contamination or flood insurance determination. This valuation does not warrant the accuracy or completeness of any public record information or data sources used to prepare this valuation report. This data may not be re-sold, remarketed, published, or incorporated into other products or services in any form or manner whatsoever.

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